

# \$359,900 - 4209, 522 Cranford Drive Se, Calgary

MLS® #A2226575

**\$359,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Amazing STYLISH 2bed/2bath with tons of UPGRADES with EXCLUSIVE ACCESS to Cranston Century Hall! --- Welcome to Unit 4209 at Cranston Ridge â€” a perfect blend of style, space, and modern comfort in one of Calgaryâ€™s most vibrant communities. This immaculate 2-bedroom, 2-bath condo offers an open-concept design that effortlessly combines functionality with aesthetic appeal. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for casual meals or entertaining guests. The spacious living area opens onto a private balcony â€” the perfect spot to unwind with a morning coffee or evening wine. The generously sized primary suite includes a walk-through closet and a private ensuite, while the second bedroom, tucked away on the opposite end, offers flexibility for a childâ€™s room, home office, or guest space.

Exclusive access to Century Hall, a 22,000 sq ft facility operated by the Cranston Residents Association. This vibrant hub features a full-sized gymnasium, splash park, tennis and basketball courts, a hockey rink, playgrounds, and year-round community programming for all ages. With in-suite laundry, underground titled parking, and secure storage, this unit meets all the essentials. Whether youâ€™re a young family looking for a smart start, a couple settling into your next chapter, an ambitious single seeking stylish surroundings, or an investor eyeing long-term value, this condo



checks every box. Located steps from parks, schools, shops, and transit “ with quick access to Deerfoot, Stoney Trail, and the South Health Campus “ it’s a lifestyle investment you won’t want to miss.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226575          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 842               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4209, 522 Cranford Drive Se |
| Subdivision | Cranston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2L7                     |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Playground, Visitor Parking, Clubhouse, Racquet Courts |
| Parking Spaces | 1                                                                   |
| Parking        | Underground                                                         |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                               |

|              |                                                            |
|--------------|------------------------------------------------------------|
|              | Fan, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating      | Baseboard, Natural Gas                                     |
| Cooling      | ENERGY STAR Qualified Equipment, Wall Unit(s)              |
| # of Stories | 4                                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Playground, Courtyard      |
| Construction      | Composite Siding, Stone, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 10              |
| Zoning         | M-2             |
| HOA Fees       | 183             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.